

IN THE SUPREME COURT OF INDIA (Item No.1.1)
CIVIL APPELLATE JURISDICTION

CIVIL APPEAL NO.....OF 2025
(Arising out of SLP (C) No. 12768 OF 2024)

GOVERNMENT OF NCT OF DELHI

APPELLANT

Vs.

BIJIT SEHGAL AND ORS.

RESPONDENTS

O R D E R

1. Leave granted.

2. The acquisition *qua* the subject land attained finality on 17.06.1987, when the award was passed. The respondents claim to have drawn title on the basis of a Sale Deed executed much thereafter, on 07.02.2000.

3. Since the Sale Deed was executed after the acquisition was initiated, we find that this appeal falls within the category of matters remanded to the High Court in Group E of the three Judge Bench decision of this Court in Govt. of NCT of Delhi & Anr. vs. BSK Realtors LLP & Anr., reported in (2024) 7 SCC 370.

4. Accordingly, the Civil Appeal is partly allowed, the impugned order is set aside, WP (C) No.7524/2014, filed before the High Court of Delhi is restored, and the matter is remitted to the High Court to determine the issues regarding title over the land as well as *locus standi*.

5. The parties are, accordingly, directed to appear before the High Court on 22.09.2025.

6. It is clarified that all contentions in this regard are kept open. The parties shall be at liberty to produce the relevant material before the High Court in support and against their respective claims, which shall be examined as per its own merits.

7. It goes without saying that if the respondents-owners are able to establish their *locus standi* and/or title, and they are found entitled to receive compensation on the basis of a valid title,

they would be entitled to the same in terms of our judgments dated 17.05.2024¹. Ordered accordingly.

8. As a result, the pending interlocutory applications also stand disposed of.

.....J.
(SURYA KANT)

.....J.
(DIPANKAR DATTA)

.....J.
(UJJAL BHUYAN)

NEW DELHI;
JULY 23, 2025.

1. Govt. of NCT of Delhi & Anr. vs. BSK Realtors LLP & Anr., (2024) 7 SCC 370; Delhi Development Authority vs. Tejpal and Others, (2024) 7 SCC 433; Government of NCT of Delhi through its Secretary, Land and Building Department & another vs. K.L. Rathi Steels Limited and others, (2024) 7 SCC 315.

IN THE SUPREME COURT OF INDIA (Item No. 1.2)
CIVIL APPELLATE JURISDICTION

CIVIL APPEAL NO.....OF 2025
(Arising out of SLP (C)D.No. 37246 OF 2022)

GOVERNMENT OF NCT OF DELHI

APPELLANT

Vs.

RIZWAN AHMED AND ORS.

RESPONDENTS

O R D E R

1. Delay condoned.
2. Leave granted.
3. The acquisition *qua* the subject land attained finality on 18.06.1992, when the award was passed. The appellants have acquired interest in the acquired land on the strength of GPA, ATS, and Affidavit dated 20.11.1990, 28.12.1994, and 17.11.1992 respectively, i.e., after the relevant acquisition notifications.
4. Since the appellants have acquired interest after the acquisition was initiated, we find that this appeal falls within the category of matters remanded to the High Court in Group E of the three Judge Bench decision of this Court in Govt. of NCT of Delhi & Anr. vs. BSK Realtors LLP & Anr., reported in (2024) 7 SCC 370.
5. Accordingly, the Civil Appeal is partly allowed, the impugned order is set aside, WP (C) No.11355/2017 filed before the High Court of Delhi is restored, and the matter is remitted to the High Court to determine the issues regarding title over the land as well as *locus standi*.
6. The parties are, accordingly, directed to appear before the High Court on 22.09.2025.
7. It is clarified that all contentions in this regard are kept open. The parties shall be at liberty to produce the relevant material before the High Court in support and against their

respective claims, which shall be examined as per its own merits.

8. It goes without saying that if the respondents-owners are able to establish their *locus standi* and/or title, and they are found entitled to receive compensation on the basis of a valid title, they would be entitled to the same in terms of our judgments dated 17.05.2024¹. Ordered accordingly.

9. As a result, the pending interlocutory applications also stand disposed of.

.....J.
(SURYA KANT)

.....J.
(DIPANKAR DATTA)

.....J.
(UJJAL BHUYAN)

NEW DELHI;
JULY 23, 2025.

1. Govt. of NCT of Delhi & Anr. vs. BSK Realtors LLP & Anr., (2024) 7 SCC 370; Delhi Development Authority vs. Tejpal and Others, (2024) 7 SCC 433; Government of NCT of Delhi through its Secretary, Land and Building Department & another vs. K.L. Rathi Steels Limited and others, (2024) 7 SCC 315.

IN THE SUPREME COURT OF INDIA
CIVIL APPELLATE JURISDICTION

(Item No.1.3)

CIVIL APPEAL NO.....OF 2025
(Arising out of SLP (C)D.No.13357 OF 2023)

GOVERNMENT OF NCT OF DELHI AND ANR .

APPELLANTS

Vs.

GURNAM SINGH AND ORS.

RESPONDENTS

O R D E R

1. Delay condoned.

2. Leave granted.

3. The acquisition *qua* the subject land attained finality on 09.12.1983, when the award was passed. The respondents claim to draw title on the basis of Assignment Deed executed much thereafter, on 31.12.2013.

4. Since the Assignment Deed was executed after the acquisition was initiated, we find that this appeal falls within the category of matters remanded to the High Court in Group E of the three Judge Bench decision of this Court in Govt. of NCT of Delhi & Anr. vs. BSK Realtors LLP & Anr., reported in (2024) 7 SCC 370.

5. Accordingly, the Civil Appeal is allowed, the impugned order is set aside, WP (C) No.5565/2014, filed before the High Court of Delhi, is restored, and the matter is remitted to the High Court to determine the issues regarding title over the land as well as locus standi.

6. The parties are, accordingly, directed to appear before the High Court on 22.09.2025.

7. It is clarified that all contentions in this regard are kept open. The parties shall be at liberty to produce the relevant material before the High Court in support and against their respective claims, which shall be examined as per its own merits.

8. It goes without saying that if the respondents-owners are able to establish their *locus standi* and/or title, and they are found entitled to receive compensation on the basis of a valid title, they would be entitled to the same in terms of our judgments dated 17.05.2024¹. Ordered accordingly.

9. As a result, the pending interlocutory applications also stand disposed of.

.....J.
(SURYA KANT)

.....J.
(DIPANKAR DATTA)

.....J.
(UJJAL BHUYAN)

NEW DELHI;
JULY 23, 2025.

1. Govt. of NCT of Delhi & Anr. vs. BSK Realtors LLP & Anr., (2024) 7 SCC 370; Delhi Development Authority vs. Tejpal and Others, (2024) 7 SCC 433; Government of NCT of Delhi through its Secretary, Land and Building Department & another vs. K.L. Rathi Steels Limited and others, (2024) 7 SCC 315.

IN THE SUPREME COURT OF INDIA
CIVIL APPELLATE JURISDICTION

(Item No.1.5)

CIVIL APPEAL NO.....OF 2025
(Arising out of SLP (C)D.No. 15542 OF 2023)

LAND AND BUILDING DEPARTMENT & ANR.

APPELLANTS

Vs.

SUNANDA DEVI SARAF AND ANR.

RESPONDENTS

O R D E R

1. Delay condoned.
2. Leave granted.
3. Since Civil Appeal No. 7045/2024, titled Delhi Development Authority vs. Sunanda Devi Saraf, has been disposed of by setting aside the order dated 22.01.2018, passed by the High Court in WP(C) No.8140/2017, and the matter has been remitted to the High Court vide judgment dated 17.05.2024 passed in Delhi Development Authority vs. Tejpal and Others, (2024) 7 SCC 433 (List A, Sr. No.123), the instant appeal is also partly allowed and the matter is remitted to the High Court for fresh adjudication in accordance with law.
4. The parties are, accordingly, directed to appear before the High Court on 22.09.2025.
5. It is clarified that all contentions in this regard are kept open. The parties shall be at liberty to produce the relevant material before the High Court in support and against their respective claims, which shall be examined as per its own merits.
6. It goes without saying that if the respondents-owners are able to establish their *locus standi* and/or title, and they are found entitled to receive compensation on the basis of a valid title, they would be entitled to the same in terms of our judgments dated 17.05.2024¹. Ordered accordingly.

7. As a result, the pending interlocutory application, if any, also stand disposed of.

.....J.
(SURYA KANT)

.....J.
(DIPANKAR DATTA)

.....J.
(UJJAL BHUYAN)

NEW DELHI;
JULY 23, 2025.

1. Govt. of NCT of Delhi & Anr. vs. BSK Realtors LLP & Anr., (2024) 7 SCC 370; Delhi Development Authority vs. Tejpal and Others, (2024) 7 SCC 433; Government of NCT of Delhi through its Secretary, Land and Building Department & another vs. K.L. Rathi Steels Limited and others, (2024) 7 SCC 315.

IN THE SUPREME COURT OF INDIA
CIVIL APPELLATE JURISDICTION

(Item No.1.6)

CIVIL APPEAL No.....OF 2025
(Arising out of SLP (C)D.No.15550 OF 2023)

GOVERNMENT OF NCT OF DELHI

APPELLANT

Vs.

M/S REPUTE LAND AND LEASING PVT.LTD. AND ORS.

RESPONDENTS

O R D E R

1. Delay condoned.
2. Leave granted.
3. The acquisition *qua* the subject land attained finality on 05.06.1987 when the award was passed. The respondents claim interest in the land on the basis of Sale Deed executed much thereafter, on 14.03.1997.
4. Since the Sale Deed was executed after the acquisition was initiated, we find that this appeal falls within the category of matters remanded to the High Court in Group E of the three Judge Bench decision of this Court in Govt. of NCT of Delhi & Anr. vs. BSK Realtors LLP & Anr., reported in (2024) 7 SCC 370.
5. Accordingly, the Civil Appeal is partly allowed, the impugned order is set aside, WP (C) No.2465/2015, filed before the High Court of Delhi is restored, and the matter is remitted to the High Court for fresh adjudication regarding title of the land as well as *locus standi*.
6. The parties are, accordingly, directed to appear before the High Court on 22.09.2025.
7. It is clarified that all contentions in this regard are kept open. The parties shall be at liberty to produce the relevant

material before the High Court in support and against their respective claims, which shall be examined as per its own merits.

8. It goes without saying that if the respondents-owners are able to establish their *locus standi* and/or title, and they are found entitled to receive compensation on the basis of a valid title, they would be entitled to the same in terms of our judgments dated 17.05.2024¹. Ordered accordingly.

9. As a result, the pending interlocutory application, if any, also stand disposed of.

.....J.
(SURYA KANT)

.....J.
(DIPANKAR DATTA)

.....J.
(UJJAL BHUYAN)

NEW DELHI;
JULY 23, 2025.

1. Govt. of NCT of Delhi & Anr. vs. BSK Realtors LLP & Anr., (2024) 7 SCC 370; Delhi Development Authority vs. Tejpal and Others, (2024) 7 SCC 433; Government of NCT of Delhi through its Secretary, Land and Building Department & another vs. K.L. Rathi Steels Limited and others, (2024) 7 SCC 315.

IN THE SUPREME COURT OF INDIA
CIVIL APPELLATE JURISDICTION

(Item No.1.7)

CIVIL APPEAL NO.....OF 2025
(Arising out of SLP (C)D.No. 15558 OF 2023)

GOVERNMENT OF NCT OF DELHI & ANR.

APPELLANTS

Vs.

AJAB SINGH AND ANR.

RESPONDENTS

O R D E R

1. Delay condoned.
2. Leave granted.
3. Since Civil Appeal No. 7100/2024, titled Delhi Development Authority vs. Ajab Singh, has been disposed of by setting aside the order dated 29.11.2017, passed by the High Court in WP(C) No.12124/2015, and the matter has been remitted to the High Court vide judgment dated 17.05.2024 passed in Delhi Development Authority vs. Tejpal and Others, (2024) 7 SCC 433 (List A, Sr. No.24), the instant appeal is also partly allowed and the matter is remitted to the High Court for fresh adjudication in accordance with law.
4. The parties are, accordingly, directed to appear before the High Court on 22.09.2025.
5. It is clarified that all contentions in this regard are kept open. The parties shall be at liberty to produce the relevant material before the High Court in support and against their respective claims, which shall be examined as per its own merits.
6. It goes without saying that if the respondents-owners are able to establish their *locus standi* and/or title, and they are found entitled to receive compensation on the basis of a valid title, they would be entitled to the same in terms of our judgments dated

17.05.2024¹. Ordered accordingly.

7. As a result, the pending interlocutory application, if any, also stand disposed of.

.....J.
(SURYA KANT)

.....J.
(DIPANKAR DATTA)

.....J.
(UJJAL BHUYAN)

NEW DELHI;
JULY 23, 2025.

1. Govt. of NCT of Delhi & Anr. vs. BSK Realtors LLP & Anr., (2024) 7 SCC 370; Delhi Development Authority vs. Tejpal and Others, (2024) 7 SCC 433; Government of NCT of Delhi through its Secretary, Land and Building Department & another vs. K.L. Rathi Steels Limited and others, (2024) 7 SCC 315.

It. No.1.11

IN THE SUPREME COURT OF INDIA
CIVIL APPELLATE JURISDICTION

CIVIL APPEAL NO. _____ OF 2025
(Arising out of SLP(Civil) No. _____ of 2025)
[Diary No.15815/2023]

GOVERNMENT OF NCT OF DELHI & ANR.

APPELLANTS

VERSUS

AMAN & ANR.

RESPONDENTS

O R D E R

1. Delay condoned.
2. Leave granted.
3. Since the impugned judgment of the High Court dated 29.11.2017, passed by the High Court in WP (C) No. 12096/2015, has already been set aside by this Court in Civil Appeal No.7012/2024 (Delhi Development Authority vs. Smt. Aman), and the matter has been remanded to the High Court vide judgment dated 17.05.2024 in Delhi Development Authority vs. Tejpal and Others, (2024) 7 SCC 433 (List A, Sr. No. 40), the instant appeal is also partly allowed and the matter is remitted to the High Court for fresh adjudication.
4. The parties are, accordingly, directed to appear before the High Court on 22.09.2025.
5. It is clarified that all contentions in this regard are kept open. The parties shall be at liberty to produce the relevant material before the High Court in support and against their respective claims, which shall be

examined as per its own merits.

6. It goes without saying that if the respondents-owners are able to establish their locus standi and/or title, and they are found entitled to receive compensation on the basis of a valid title, they would be entitled to the same in terms of our judgments dated 17.05.2024.¹ Ordered accordingly.

7. As a result, the pending interlocutory application, if any, also stand disposed of.

.....J.
(SURYA KANT)

.....J.
(DIPANKAR DATTA)

.....J.
(UJJAL BHUYAN)

New Delhi
July 23, 2025

1. Govt. of NCT of Delhi & Anr. vs. BSK Realtors LLP & Anr., (2024) 7 SCC 370; Delhi Development Authority vs. Tejpal and Others, (2024) 7 SCC 433; Government of NCT of Delhi through its Secretary, Land and Building Department & another vs. K.L. Rathi Steels Limited and others, (2024) 7 SCC 315.

It. No.1.12

IN THE SUPREME COURT OF INDIA
CIVIL APPELLATE JURISDICTION

CIVIL APPEAL NO. OF 2025
(Arising out of SLP(Civil) No. of 2025)
[Diary No.15816/2023]

LAND AND BUILDING DEPARTMENT AND ANR.

APPELLANTS

VERSUS

RAKESH BANSAL AND ORS.

RESPONDENTS

O R D E R

1. Delay condoned.
2. Leave granted.
3. Since the impugned judgment of the High Court dated 14.12.2015, passed by the High Court in WP (C) No. 177/2015, has already been set aside by this Court in Civil Appeal No.8785/2024 (Delhi Development Authority vs. Rakesh Bansal), and the matter has been remanded to the High Court vide judgment dated 09.08.2024, the instant appeal is also partly allowed and the matter is remitted to the High Court for fresh adjudication.
4. The parties are, accordingly, directed to appear before the High Court on 22.09.2025.
5. It is clarified that all contentions in this regard are kept open. The parties shall be at liberty to produce the relevant material before the High Court in support and against their respective claims, which shall be examined as

per its own merits.

6. It goes without saying that if the respondents-owners are able to establish their locus standi and/or title, and they are found entitled to receive compensation on the basis of a valid title, they would be entitled to the same in terms of our judgments dated 17.05.2024.¹ Ordered accordingly.

7. As a result, the pending interlocutory application, if any, also stand disposed of.

.....J.
(SURYA KANT)

.....J.
(DIPANKAR DATTA)

.....J.
(UJJAL BHUYAN)

New Delhi
July 23, 2025

1. Govt. of NCT of Delhi & Anr. vs. BSK Realtors LLP & Anr., (2024) 7 SCC 370; Delhi Development Authority vs. Tejpal and Others, (2024) 7 SCC 433; Government of NCT of Delhi through its Secretary, Land and Building Department & another vs. K.L. Rath Steel Limited and others, (2024) 7 SCC 315.

It. No.1.13

IN THE SUPREME COURT OF INDIA
CIVIL APPELLATE JURISDICTION

CIVIL APPEAL NO. _____ OF 2025
(Arising out of SLP(Civil) No. _____ of 2025)
[Diary No.15819/2023]

GOVERNMENT OF NCT OF DELHI & ANR.

APPELLANTS

VERSUS

RAJEEV KHANNA & ANR.

RESPONDENTS

O R D E R

1. Delay condoned.

2. Leave granted.

3. In the instant case, the High Court, vide impugned judgment dated 29.09.2015, has allowed CWP No.4804/2015 and declared the subject acquisition to have lapsed under Section 24(2) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. The challenge in the writ petition pertains to acquisition of Khasra No.1516/1(2-16) and 1516/2(2-0) measuring 4 bighas 16 biswas land in village Chattarpur.

4. It seems that the same acquisition was earlier challenged by the father of the respondent, namely, Gautam Khanna before the High Court in CWP No.117/1986. That writ petition was seemingly allowed along with a batch of writ petitions, the lead case bearing CWP No.1639/1985 (Balak Ram Gupta vs. Union of India and others - 1988 SCC OnLine Del 367).

5. Learned counsel for the respondent now seeks to withdraw CWP No.4804/2015, which was allowed by the High Court in his favour. The withdrawal is sought on the premise that the subject acquisition already stands quashed in the aforementioned earlier writ petition, which was filed by his father.

6. It seems to us that the questions as to whether the acquisition is already quashed and/or whether the benefit of the lead judgment in Balak Ram Gupta (supra) is also extended to the respondents are ones which the parties can raise most effectively before the High Court.

7. Consequently, but without expressing any opinion on merits of the case, we set aside the impugned judgment dated 29.09.2015 and remit the case to the High Court for fresh adjudication of the writ petition filed by the respondents.

8. The parties shall be at liberty to raise all the

contentions before the High Court.

9. The appeal is, accordingly, disposed of.

10. All pending applications, if any, also stand disposed of.

.....J.
(SURYA KANT)

.....J.
(DIPANKAR DATTA)

.....J.
(UJJAL BHUYAN)

New Delhi
July 23, 2025

(ITEM NO. 1.14)

IN THE SUPREME COURT OF INDIA
CIVIL APPELLATE JURISDICTION

CIVIL APPEAL NO. _____ OF 2025
(ARISING OUT OF SLP (CIVIL) NO. _____ OF 2025)
DIARY NO. 15864 OF 2023

DELHI DEVELOPMENT AUTHORITY

APPELLANT(S)

VERSUS

PRAVEEN KHURANA & ORS.

RESPONDENT(S)

O R D E R

1. Delay condoned.

2. Leave granted.

3. The notification under Section 4 of the Land Acquisition Act in the instant case was issued on 25.11.1980 followed by a declaration under Section 6 of the Act on 07.06.1985. The Award was passed on 06.06.1987. The land is measuring 4 Bigha 16 Marla comprising Khasra No. 1040 in Village Chhattarpur, Delhi. The father of the respondent purchased the subject land vide sale deed registered on 17.04.1990, namely, much after the acquisition proceedings had already been concluded vide Award dated 05.06.1987.

4. Learned counsel for the respondent, however, relies upon a No Objection Certificate issued by the office of the Additional District Magistrate (Land Acquisition, Delhi) dated 21.03.1990 where it is recited that acquisition *qua* Khasra No. 1040 had been quashed by the High Court before the sale deed was executed on 17.04.1990. On this premise, it is urged that the subject land was not under acquisition

at the time when it was purchased by the father of the respondent. The respondent thereafter is said to have inherited the subject land on the basis of a Will executed by his father on 14.05.1997.

5. Learned counsel for the DDA, however, disputes the above-mentioned document on the basis of which the respondent has asserted his title.

6. Having heard learned counsel for the parties, it seems to us that it is not expedient for this Court to go into the disputed question of facts, more so, when the adjudication thereof would require summoning of some urgent records and ascertain the arguments raised on behalf of the respondent.

7. For these reasons, we find that this appeal falls within the category of matters remanded to the High Court in Group E of the three Judge Bench decision of this Court in Govt. of NCT of Delhi & Anr. vs. BSK Realtors LLP & Anr., reported in (2024) 7 SCC 370.

8. Accordingly, the Civil Appeal is partly allowed, the impugned order is set aside, WP (C) No.2827/2014, filed before the High Court of Delhi is restored, and the matter is remitted to the High Court to determine the issues regarding title over the land as well as locus standi.

9. The parties are, accordingly, directed to appear before the High Court on 22.09.2025.

10. It is clarified that all contentions in this regard are kept open. The parties shall be at liberty to produce the relevant material before the High Court in support and against their

respective claims, which shall be examined as per its own merits.

11. It goes without saying that if the respondents-owners are able to establish their locus standi and/or title, and they are found entitled to receive compensation on the basis of a valid title, they would be entitled to the same in terms of our judgments dated 17.05.2024.¹ Ordered accordingly.

12. As a result, the pending interlocutory applications also stand disposed of.

.....J.
(SURYA KANT)

.....J.
(DIPANKAR DATTA)

.....J.
(UJJAL BHUYAN)

NEW DELHI;
JULY 23, 2025.

(ITEM NO. 1.15)

IN THE SUPREME COURT OF INDIA
CIVIL APPELLATE JURISDICTION

CIVIL APPEAL NO. _____ OF 2025
(ARISING OUT OF SLP (CIVIL) NO. _____ OF 2025)
DIARY NO. 15893 OF 2023

LAND & BUILDING DEPARTMENT &
ANR.

APPELLANT(S)

VERSUS

SUMIT BANSAL & ORS.

RESPONDENT(S)

O R D E R

1. Delay condoned.
2. Leave granted.
3. Since Review Petition (C) Diary No. 35922/2018 in Civil Appeal No. 6263/2017, titled Delhi Development Authority vs. Sunit Bansal, has been disposed of by setting aside the order dated 01.03.2016, passed by the High Court in WP(C) No.1454/2015, and the matter has been remitted to the High Court vide judgment dated 17.05.2024 passed in Delhi Development Authority vs. Tejpal and Others, (2024) 7 SCC 433 (List A, Sr. No.97), the instant appeal is also partly allowed and the matter is remitted to the High Court for fresh adjudication in accordance with law.
4. The parties are, accordingly, directed to appear before the High Court on 22.09.2025.
5. It is clarified that all contentions in this regard are kept open. The parties shall be at liberty to produce the relevant

material before the High Court in support and against their respective claims, which shall be examined as per its own merits.

6. It goes without saying that if the respondents-owners are able to establish their locus standi and/or title, and they are found entitled to receive compensation on the basis of a valid title, they would be entitled to the same in terms of our judgments dated 17.05.2024. Ordered accordingly.

7. As a result, the pending interlocutory application, if any, also stand disposed of.

.....J.
(SURYA KANT)

.....J.
(DIPANKAR DATTA)

.....J.
(UJJAL BHUYAN)

NEW DELHI;
JULY 23, 2025.

(ITEM NO. 1.17)

IN THE SUPREME COURT OF INDIA
CIVIL APPELLATE JURISDICTION

CIVIL APPEAL NO. _____ OF 2025
(ARISING OUT OF SLP (CIVIL) NO. _____ OF 2025)
DIARY NO. 17829 OF 2023

GOVERNMENT OF NCT OF DELHI

APPELLANT(S)

VERSUS

FARHANA SARFRAAZ & ORS.

RESPONDENT(S)

O R D E R

1. Delay condoned.

2. Leave granted.

3. In this case, the land comprises Khasra No. 239 measuring 400 sq. yards situated in Village Saidullajab, which was acquired vide Award dated 20.05.1987. The respondent(s) obtained a General Power of Attorney on 13.10.2007 from the previous owner(s) and, based thereupon, appears to have succeeded in getting the acquisition declared to have lapsed from the High Court vide judgment dated 08.02.2016 rendered in WP(C) No.8475/2014.

4. Since the matter pertains to question of acquiring a valid title before or after acquisition, we find that this appeal falls within the category of matters remanded to the High Court in Group E of the three Judge Bench decision of this Court in Govt. of NCT of Delhi & Anr. vs. BSK Realtors LLP & Anr., reported in (2024) 7 SCC 370.

5. Accordingly, the Civil Appeal is partly allowed, the impugned order is set aside, WP (C) No.8475/2015, filed before the High Court

of Delhi is restored, and the matter is remitted to the High Court for fresh adjudication regarding title of the land as well as locus standi.

6. The parties are, accordingly, directed to appear before the High Court on 22.09.2025.

7. It is clarified that all contentions in this regard are kept open. The parties shall be at liberty to produce the relevant material before the High Court in support and against their respective claims, which shall be examined as per its own merits.

8. It goes without saying that if the respondents-owners are able to establish their locus standi and/or title, and they are found entitled to receive compensation on the basis of a valid title, they would be entitled to the same in terms of our judgments dated 17.05.2024. Ordered accordingly.

9. As a result, the pending interlocutory application, if any, also stand disposed of.

.....J.
(SURYA KANT)

.....J.
(DIPANKAR DATTA)

.....J.
(UJJAL BHUYAN)

NEW DELHI;
JULY 23, 2025.

IN THE SUPREME COURT OF INDIA (Item No.1.18)
CIVIL APPELLATE JURISDICTION

CIVIL APPEAL NO.....OF 2025
(Arising out of SLP (C)D.No. 17839 OF 2023)

GOVERNMENT OF NCT OF DELHI & ANR.

APPELLANTS

Vs.

PUSHPENDRA KUMAR AND ORS.

RESPONDENTS

O R D E R

1. Delay condoned.
2. Leave granted.
3. The acquisition *qua* the subject land attained finality vide Award No. 14/1987-88. The respondents claim to draw title on the basis of Agreement to Sell deed executed much thereafter, on 22.03.2005.
4. Since the agreement was executed after the acquisition was initiated, we find that this appeal falls within the category of matters remanded to the High Court in Group E of the three Judge Bench decision of this Court in Govt. of NCT of Delhi & Anr. vs. BSK Realtors LLP & Anr., reported in (2024) 7 SCC 370.
5. Accordingly, the Civil Appeal is partly allowed, the impugned order is set aside, CWP No.7830/2015 filed before the High Court of Delhi is restored, and the matter is remitted to the High Court to determine the issues regarding title over the land as well as *locus standi*.
6. The parties are, accordingly, directed to appear before the High Court on 22.09.2025.
7. It is clarified that all contentions in this regard are kept open. The parties shall be at liberty to produce the relevant

material before the High Court in support and against their respective claims, which shall be examined as per its own merits.

8. It goes without saying that if the respondents-owners are able to establish their *locus standi* and/or title, and they are found entitled to receive compensation on the basis of a valid title, they would be entitled to the same in terms of our judgments dated 17.05.2024¹. Ordered accordingly.

9. As a result, the pending interlocutory application stands disposed of.

.....J.
(SURYA KANT)

.....J.
(DIPANKAR DATTA)

.....J.
(UJJAL BHUYAN)

NEW DELHI;
JULY 23, 2025.

1. Govt. of NCT of Delhi & Anr. vs. BSK Realtors LLP & Anr., (2024) 7 SCC 370; Delhi Development Authority vs. Tejpal and Others, (2024) 7 SCC 433; Government of NCT of Delhi through its Secretary, Land and Building Department & another vs. K.L. Rathi Steels Limited and others, (2024) 7 SCC 315.

IN THE SUPREME COURT OF INDIA (Item No.1.19)
CIVIL APPELLATE JURISDICTION

CIVIL APPEAL NO.....OF 2025
(Arising out of SLP (C)D.No. 18682 OF 2023)

GOVERNMENT OF NCT OF DELHI & ANR.

APPELLANTS

Vs.

SONAR PAPER PRODUCTS PVT. LTD. AND ORS.

RESPONDENTS

O R D E R

1. Delay condoned.
2. Leave granted.
3. Since the impugned judgment of the High Court dated 07.11.2017, passed by the High Court in WP (C) No. 11178/2016, has already been set aside by this Court in Civil Appeal No.7113/2024 (Delhi Development Authority vs. Sonar Paper Product Pvt. Ltd.), and the matter has been remanded to the High Court vide judgment dated 17.05.2024 in Delhi Development Authority vs. Tejpal and Others, (2024) 7 SCC 433 (List A, Sr. No. 83), the instant appeal is also partly allowed and the matter is remitted to the High Court for fresh adjudication.
4. The parties are, accordingly, directed to appear before the High Court on 22.09.2025.
5. It is clarified that all contentions in this regard are kept open. The parties shall be at liberty to produce the relevant material before the High Court in support and against their

respective claims, which shall be examined as per its own merits.

6. It goes without saying that if the respondents-owners are able to establish their *locus standi* and/or title, and they are found entitled to receive compensation on the basis of a valid title, they would be entitled to the same in terms of our judgments dated 17.05.2024¹. Ordered accordingly.

7. As a result, the pending interlocutory application, if any, also stand disposed of.

.....J.
(SURYA KANT)

.....J.
(DIPANKAR DATTA)

.....J.
(UJJAL BHUYAN)

NEW DELHI;
JULY 23, 2025.

1. Govt. of NCT of Delhi & Anr. vs. BSK Realtors LLP & Anr., (2024) 7 SCC 370; Delhi Development Authority vs. Tejpal and Others, (2024) 7 SCC 433; Government of NCT of Delhi through its Secretary, Land and Building Department & another vs. K.L. Rathi Steels Limited and others, (2024) 7 SCC 315.

ITEM NO.1

COURT NO.2

SECTION XIV

S U P R E M E C O U R T O F I N D I A
RECORD OF PROCEEDINGS

SPECIAL LEAVE PETITION (CIVIL)Diary No(s).45446/2023

[Arising out of impugned final judgment and order dated 16-08-2017 in WPC No.6695/2016 passed by the High Court of Delhi at New Delhi]

GOVT. OF NCT OF DELHI & ANR.

Petitioner(s)

VERSUS

AJIT SINGH & ORS.

Respondent(s)

FOR ADMISSION and I.R. and IA No.137739/2024-CONDONATION OF DELAY IN FILING and IA No.137741/2024-CONDONATION OF DELAY IN REFILING/ CURING THE DEFECTS

WITH

SLP(C) No. 12768/2024 (XIV)

FOR EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT ON IA 93874/2022

FOR EXEMPTION FROM FILING O.T. ON IA 93875/2022

IA No. 93874/2022 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

IA No. 93875/2022 - EXEMPTION FROM FILING O.T.

Diary No(s). 37246/2022 (XIV)

IA No. 125221/2023 - CONDONATION OF DELAY IN FILING

IA No. 125223/2023 - CONDONATION OF DELAY IN REFILING/CURING THE DEFECTS

IA No. 125224/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

IA No. 125225/2023 - EXEMPTION FROM FILING O.T.

Diary No(s). 13357/2023 (XIV)

FOR CONDONATION OF DELAY IN FILING ON IA 173488/2023

FOR CONDONATION OF DELAY IN REFILING/CURING THE DEFECTS ON IA 173489/2023

FOR EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT ON IA 173491/2023

FOR EXEMPTION FROM FILING O.T. ON IA 173492/2023

IA No. 173488/2023 - CONDONATION OF DELAY IN FILING

IA No. 173489/2023 - CONDONATION OF DELAY IN REFILING/CURING THE DEFECTS

IA No. 173491/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

IA No. 173492/2023 - EXEMPTION FROM FILING O.T.

Diary No(s). 15266/2023 (XIV)

IA No. 101610/2023 - CONDONATION OF DELAY IN FILING

IA No. 101613/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

IA No. 101615/2023 - EXEMPTION FROM FILING O.T.

Diary No(s). 15542/2023 (XIV)

FOR CONDONATION OF DELAY IN FILING ON IA 102427/2023

FOR EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT ON IA 102429/2023

IA No. 102427/2023 - CONDONATION OF DELAY IN FILING

IA No. 102429/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

Diary No(s). 15550/2023 (XIV)

FOR CONDONATION OF DELAY IN FILING ON IA 107800/2023

IA No. 107800/2023 - CONDONATION OF DELAY IN FILING

Diary No(s). 15558/2023 (XIV)

FOR CONDONATION OF DELAY IN FILING ON IA 98194/2023

IA No. 98194/2023 - CONDONATION OF DELAY IN FILING

Diary No(s). 15734/2023 (XIV) Mukesh

FOR FOR CONDONATION OF DELAY IN FILING ON IA 88438/2023 FOR EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT ON IA 88441/2023

IA No. 88438/2023 - CONDONATION OF DELAY IN FILING

IA No. 88441/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

Diary No(s). 15805/2023 (XIV)

FOR CONDONATION OF DELAY IN FILING ON IA 104421/2023

FOR EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT ON IA 104423/2023

FOR EXEMPTION FROM FILING O.T. ON IA 104425/2023

IA No. 104421/2023 - CONDONATION OF DELAY IN FILING

IA No. 104423/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

IA No. 104425/2023 - EXEMPTION FROM FILING O.T.

Diary No(s). 15812/2023 (XIV)

IA

FOR CONDONATION OF DELAY IN FILING ON IA 109262/2023

FOR EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT ON IA 109264/2023

FOR EXEMPTION FROM FILING O.T. ON IA 109265/2023

IA No. 109262/2023 - CONDONATION OF DELAY IN FILING

IA No. 109264/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

IA No. 109265/2023 - EXEMPTION FROM FILING O.T.

Diary No(s). 15815/2023 (XIV)

FOR CONDONATION OF DELAY IN FILING ON IA 103614/2023

FOR EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT ON IA 103615/2023

FOR EXEMPTION FROM FILING O.T. ON IA 103617/2023

IA No. 103614/2023 - CONDONATION OF DELAY IN FILING

IA No. 103615/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

IA No. 103617/2023 - EXEMPTION FROM FILING O.T.

Diary No(s). 15816/2023 (XIV)

IA

FOR CONDONATION OF DELAY IN FILING ON IA 196338/2023

FOR CONDONATION OF DELAY IN REFILING/CURING THE DEFECTS ON IA 196339/2023

FOR EXEMPTION FROM FILING O.T. ON IA 196341/2023

IA No. 196338/2023 - CONDONATION OF DELAY IN FILING

IA No. 196339/2023 - CONDONATION OF DELAY IN REFILING / CURING THE DEFECTS

IA No. 196341/2023 - EXEMPTION FROM FILING O.T.

Diary No(s). 15819/2023 (XIV)

FOR CONDONATION OF DELAY IN FILING ON IA 108241/2023

FOR EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT ON IA 108243/2023

IA No. 108241/2023 - CONDONATION OF DELAY IN FILING

IA No. 108243/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

Diary No(s). 15864/2023 (XIV)

FOR FOR CONDONATION OF DELAY IN FILING ON IA 95000/2023 FOR EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT ON IA 95002/2023

IA No. 95000/2023 - CONDONATION OF DELAY IN FILING

IA No. 95002/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

Diary No(s). 15893/2023 (XIV)

FOR CONDONATION OF DELAY IN FILING ON IA 197822/2023

FOR CONDONATION OF DELAY IN REFILING/CURING THE DEFECTS ON IA 197830/2023

FOR EXEMPTION FROM FILING O.T. ON IA 197831/2023

IA No. 197822/2023 - CONDONATION OF DELAY IN FILING

IA No. 197830/2023 - CONDONATION OF DELAY IN REFILING/CURING THE DEFECTS

IA No. 197831/2023 - EXEMPTION FROM FILING O.T.

Diary No(s). 17124/2023 (XIV)

IA No. 101795/2023 - CONDONATION OF DELAY IN FILING

IA No. 101797/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

Diary No(s). 17829/2023 (XIV)

FOR CONDONATION OF DELAY IN FILING ON IA 115999/2023

FOR EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT ON IA 116000/2023

FOR EXEMPTION FROM FILING O.T. ON IA 116001/2023

IA No. 115999/2023 - CONDONATION OF DELAY IN FILING

IA No. 116000/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

IA No. 116001/2023 - EXEMPTION FROM FILING O.T.

Diary No(s). 17839/2023 (XIV)

FOR ADMISSION and I.R.

IA No. 265185/2023 - CONDONATION OF DELAY IN FILING

IA No. 265186/2023 - CONDONATION OF DELAY IN REFILING / CURING THE DEFECTS

IA No. 265187/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

Diary No(s). 18682/2023 (XIV)

FOR CONDONATION OF DELAY IN FILING ON IA 108465/2023

FOR EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT ON IA 108466/2023

IA No. 108465/2023 - CONDONATION OF DELAY IN FILING

IA No. 108466/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

Diary No(s). 19084/2023 (XIV)

IA No. 124528/2023 - CONDONATION OF DELAY IN FILING

IA No. 124529/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

Diary No(s). 19215/2023 (XIV)

FOR CONDONATION OF DELAY IN FILING ON IA 106378/2023

FOR EXEMPTION FROM FILING O.T. ON IA 106379/2023

IA No. 106378/2023 - CONDONATION OF DELAY IN FILING

IA No. 106379/2023 - EXEMPTION FROM FILING O.T.

Diary No(s). 19217/2023 (XIV)

FOR CONDONATION OF DELAY IN FILING ON IA 102375/2023

FOR EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT ON IA 102376/2023

FOR EXEMPTION FROM FILING O.T. ON IA 102377/2023

IA No. 102375/2023 - CONDONATION OF DELAY IN FILING

IA No. 102376/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

IA No. 102377/2023 - EXEMPTION FROM FILING O.T.

Diary No(s). 21997/2023 (XIV)

FOR CONDONATION OF DELAY IN FILING ON IA 119783/2023

FOR EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT ON IA 119784/2023

IA No. 119783/2023 - CONDONATION OF DELAY IN FILING

IA No. 119784/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

Diary No(s). 22457/2023 (XIV)

IA

FOR EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT ON IA 114459/2023

FOR CONDONATION OF DELAY IN FILING ON IA 114462/2023

IA No. 114462/2023 - CONDONATION OF DELAY IN FILING

IA No. 114459/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

Diary No(s). 31969/2023 (XIV)

IA FOR CONDONATION OF DELAY IN FILING ON IA 181280/2023 FOR EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT ON IA 181282/2023 FOR EXEMPTION FROM FILING O.T. ON IA 181283/2023

IA No. 181280/2023 - CONDONATION OF DELAY IN FILING

IA No. 181282/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

IA No. 181283/2023 - EXEMPTION FROM FILING O.T.

Diary No(s). 31971/2023 (XIV)

FOR FOR EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT ON IA 162164/2023 FOR CONDONATION OF DELAY IN FILING ON IA 162165/2023 FOR EXEMPTION FROM FILING O.T. ON IA 162167/2023

IA No. 162165/2023 - CONDONATION OF DELAY IN FILING

IA No. 162164/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

IA No. 162167/2023 - EXEMPTION FROM FILING O.T.

Diary No(s). 31974/2023 (XIV)

IA FOR CONDONATION OF DELAY IN FILING ON IA 168767/2023 FOR EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT ON IA 168770/2023 FOR EXEMPTION FROM FILING O.T. Mukesh ON IA 168771/2023

IA No. 168767/2023 - CONDONATION OF DELAY IN FILING

IA No. 168770/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

IA No. 168771/2023 - EXEMPTION FROM FILING O.T.

Diary No(s). 32234/2023 (XIV)

FOR FOR CONDONATION OF DELAY IN FILING ON IA 163774/2023 FOR EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT ON IA 163775/2023 FOR EXEMPTION FROM FILING O.T. ON IA 163776/2023

IA No. 163774/2023 - CONDONATION OF DELAY IN FILING

IA No. 163775/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

IA No. 163776/2023 - EXEMPTION FROM FILING O.T.

Diary No(s). 32437/2023 (XIV)

IA No. 50653/2024 - CONDONATION OF DELAY IN FILING

IA No. 50658/2024 - CONDONATION OF DELAY IN REFILING / CURING THE DEFECTS

IA No. 50655/2024 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

IA No. 50656/2024 - EXEMPTION FROM FILING O.T.

Diary No(s). 39704/2023 (XIV)

IA FOR CONDONATION OF DELAY IN FILING ON IA 214592/2023 FOR EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT ON IA 214593/2023

IA No. 214592/2023 - CONDONATION OF DELAY IN FILING

IA No. 214593/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

Diary No(s). 41008/2023 (XIV)

IA

FOR CONDONATION OF DELAY IN FILING ON IA 210949/2023

IA No. 210949/2023 - CONDONATION OF DELAY IN FILING

Diary No(s). 42547/2023 (XIV)

IA

FOR CONDONATION OF DELAY IN FILING ON IA 235115/2023

FOR EXEMPTION FROM FILING O.T. ON IA 235116/2023

IA No. 235115/2023 - CONDONATION OF DELAY IN FILING

IA No. 235116/2023 - EXEMPTION FROM FILING O.T.

Diary No(s). 43419/2023 (XIV)

IA

FOR CONDONATION OF DELAY IN FILING ON IA 231377/2023

FOR EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT ON IA 231379/2023

FOR EXEMPTION FROM FILING O.T. ON IA 231381/2023

IA No. 224717/2024 - APPLICATION FOR SUBSTITUTION

IA No. 231377/2023 - CONDONATION OF DELAY IN FILING

IA No. 231379/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

IA No. 231381/2023 - EXEMPTION FROM FILING O.T.

IA No. 225155/2024 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES

Diary No(s). 43425/2023 (XIV)

FOR CONDONATION OF DELAY IN FILING ON IA 234922/2023

FOR EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT ON IA 234923/2023

IA No. 234922/2023 - CONDONATION OF DELAY IN FILING

IA No. 234923/2023 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

IA No. 225149/2024 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES

IA No. 155047/2024 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES

Diary No(s). 43632/2023 (XIV)

IA No. 227385/2023 - CONDONATION OF DELAY IN FILING

IA No. 237976/2024 - SUBSTITUTED SERVICE

Diary No(s). 13405/2024 (XIV)

IA No.89663/2024-CONDONATION OF DELAY IN FILING and IA No.89665/2024-EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT and IA No.89666/2024-EXEMPTION FROM FILING O.T.

IA No. 89663/2024 - CONDONATION OF DELAY IN FILING

IA No. 89665/2024 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

IA No. 89666/2024 - EXEMPTION FROM FILING O.T.

Diary No(s). 15620/2024 (XIV)

IA No.97226/2024-CONDONATION OF DELAY IN FILING and IA No.97228/2024-EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

Diary No(s). 17116/2024 (XIV)

IA No.97201/2024-CONDONATION OF DELAY IN FILING and IA No.97202/2024-EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

Diary No(s). 19143/2024 (XIV)

IA No. 142678/2024 - CONDONATION OF DELAY IN FILING

IA No. 142679/2024 - EXEMPTION FROM FILING O.T.

Diary No(s). 19149/2024 (XIV)

IA No.106927/2024-CONDONATION OF DELAY IN FILING and IA No.106928/2024-EXEMPTION FROM FILING O.T.

IA No. 106927/2024 - CONDONATION OF DELAY IN FILING
 IA No. 106928/2024 - EXEMPTION FROM FILING O.T.

Date : 23-07-2025 These petitions were called on for hearing today.

CORAM :

HON'BLE MR. JUSTICE SURYA KANT
 HON'BLE MR. JUSTICE DIPANKAR DATTA
 HON'BLE MR. JUSTICE UJJAL BHUYAN

For Petitioner(s) Mr. Sanjay Poddar, Sr. Adv.
 Ms. Malvika Kapila, AOR
 Ms. Harbani Shinh, Adv.
 Ms. Apoorva Jain, Adv.

Mr. Sanjay Poddar, Sr. Adv.
 Ms. Manika Tripathy, AOR
 Mr. Ashutosh Kaushik, Adv.

Mr. Sanjay Poddar, Sr. Adv.
 Mr. Nitin Mishra, AOR
 Mr. Ishaan Sharma, Adv.
 Ms. Mitali Gupta, Adv.
 Mr. Govind, Adv.
 Mr. Shubham Shukla, Adv.

Ms. Prachi Bajpai, AOR

Ms. Astha Tyagi, AOR
 Ms. Karishma Sharma, Adv.

Ms. Sujeeta Srivastava, AOR

Mr. Atul Kumar, AOR
 Ms. Sweety Singh, Adv.
 Ms. Archana Kumari, Adv.
 Mr. Rahul Pandey, Adv.
 Mr. Sweety Singh, Adv.
 Mr. Harsh Kumar, Adv.
 Ms. Rahul Pandey, Adv.
 Mr. Avdesh K Singh, Adv.
 Ms. Diksha Joshi, Adv.
 Mr. N Balraj, Adv.
 Mr. Mr. Avdesh K Singh, Adv.
 Mr. Avdesh K. Singh, Adv.

Mr. Chandra Prakash, AOR
 Mr. Vivek Singh, Adv.
 Mr. C.P. Rajwar, Adv.

Mr. Sanjay Kumar Pathak, Adv.
 Mr. Krishan Kumar, Adv.
 Mr. Abhinav Kumar, Adv.
 Mr. Binay Kumar, Adv.
 Mr. Rohan Chandra, Adv.

For Respondent(s) Ms. Deepika Marwah, Sr. Adv.
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 Mr. Chandra Bhushan Prasad, AOR
 Ms. Worthing Kasar, Adv.
 Mr. Tanishq Sharma, Adv.

Mr. Rauf Rahim, Sr. Adv.
 Mr. D. K. Sharma, Adv.
 Mr. Syed Mehdi Imam, AOR
 Mr. S. U. Abbas, Adv.
 Mr. Ankur Sharma, Adv.

Mr. Sriram Krishna, AOR
 Mr. Anshuman Srivastava, AOR

Mr. T.K. Ganju, Sr. Adv.
 Mr. Rajat Manchanda, Adv.
 Ms. Megha Gaur, Adv.
 Ms. Aditi Singhal, Adv.
 Mr. Parmanand Gaur, AOR

Mr. N S Vasisht, Adv.
 Ms. Jyoti Kataria, Adv.
 Mr. Aashu Tyagi, Adv.
 Mr. Varun Kapur, AOR

Mr. K. Ramakant Reddy, Adv.
 Ms. Komal Agarwal, Adv.
 Mr. Ashutosh Srivastava, Adv.
 Ms. Astha Choudhary, Adv.
 Mr. Lakshit Chaudhary, Adv.
 Mr. Rajeev Singh, AOR

Mr. Rajeev Kumar Ghawana, Adv.
 Mr. T. V. S. Raghavendra Sreyas, AOR
 Mr. Siddharth Vasudev, Adv.
 Mr. Vikalp Chandela, Adv.
 Mr. Sachin Chaudhary, Adv.
 Mr. Ashish Kumar, Adv.
 Mr. Brahma Prakash Soni, Adv.
 Ms. Gayatri Gulati, Adv.

Mr. Sumit Bansal, Sr. Adv.

Mr. Utsav Garg, Adv.
 Mr. Ananta Prasad Mishra, AOR
 Mr. Udaibir Singh Kochar, Adv.

Mr. S K Rout, Adv.
 Mr. Amit Acharya, Adv.
 Mr. Onkar Prasad, Adv.
 Mr. Aman Mehrotra, Adv.
 Mr. Ganesh Singh, Adv.
 Mr. Bhupinder Yadav, Adv.
 Mr. Prithvi Pal, AOR

Mr. G C Shukla, Adv.
 Mr. K Hans, Adv.
 Mr. Mukesh Kumar Singh, Adv.
 Mr. Ikshit Singhal, Adv.
 Mr. Sanjay Kumar Mishra, Adv.
 Mr. Jeetendra Kumar, Adv.
 Ms. Kajal Rani, Adv.
 For M/S. Mukesh Kumar Singh and Co., AOR

Mr. Bankey Bihari, AOR
 Mr. Swastik Singh, Adv.
 Mr. Rajeshwar Dagar, Adv.
 Mr. Himanshu Dagar, Adv.
 Dr. Ajay Kumar, Adv.

Ms. Smita Maan, AOR

Mr. Arjun Singh Bhati, AOR
 Mr. Sajal Sinha, Adv.

Mr. Anoop Prakash Awasthi, AOR

Mr. Ashwani Kumar, AOR
 Ms. Iti Sharma, Adv.
 Mr. Puneet Sharma, Adv.
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 Ms. Apoorva Jain, Adv.

Ms. Shalini Chandra, AOR

Mr. Sanjay Poddar, Sr. Adv.

Ms. Manika Tripathy, AOR
Mr. Ashutosh Kaushik, Adv.

Mr. Sanjay Poddar, Sr. Adv.
Ms. Niharika Ahluwalia, AOR
Mr. Himagn Jain, Adv.
Ms. Sonakshi Chaturvedi, Adv.

Ms. Astha Tyagi, AOR
Mr. Shailesh Madiyal, Adv.
Mr. Vinayak Sharma, Adv.
Mr. Chitransh Sharma, Adv.
Mr. Purnendu Bajpai, Adv.
Mr. Padmesh Mishra, Adv.
Mr. Karthik Sundar, Adv.
Ms. Archana Surve Shinde, Adv.
Dr. N. Visakamurthy, AOR

Mr. Sanjay Poddar, Sr. Adv.
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Mr. Ishaan Sharma, Adv.
Mr. Govind, Adv.
Mr. Shubham Shukla, Adv.
Ms. Mitali Gupta, Adv.
Mr. Ayush, Adv.
Ms. Shambhavi Sharma, Adv.

Mrs. Archana Pathak Dave, A.S.G.
Mr. Mukesh Kumar Maroria, AOR
Mr. Kanu Agarwal, Adv.
Ms. Vanshaja Shukla, Adv.
Ms. Rajeshwari Shankar, Adv.
Mr. Udit Dedhiya, Adv.

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Ms. Bhanu Kapoor, Adv.

Mr. Praveen Swarup, AOR
Mr. Sanjay Poddar, Sr. Adv.
Mr. Praveen Swarup, Adv.
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Mr. Ravi Kumar, Adv.
Mr. Sunny Kapoor, Adv.
Mr. Saurabh Rohilla, Adv.

Mr. N.Chechi, Adv.
Mr. Veerender Singh, Adv.
Ms. Rajshri A. Dubey, Adv.

Mr. Ashutosh Dubey, AOR
 Mr. Abhishek Chauhan, Adv.
 Mr. Amit P. Shahi, Adv.
 Mr. H.b. Dubey, Adv.
 Mr. Amit Kumar, Adv.
 Mr. Rahul Sethi, Adv.
 Mr. Shashibhushan Nagar, Adv.
 Mr. Rajendra Anbhule, Adv.
 Mr. Sumant Khan, Adv.
 Mrs. Sona Khan, Adv.
 Ms. Chand Trikha, Adv.

UPON hearing the counsel the Court made the following
 O R D E R

D.No. 45446/2023 (Item No.1)

1. Counsel for the petitioners informs that respondent Nos.1 and 2 are reported to have passed away and the authorities are not aware of the legal heirs of the deceased respondents.
2. Learned counsel undertakes to verify the particulars of the legal representatives of the deceased respondents and implead them as party respondents within four weeks.
3. It is made clear that no further opportunity shall be granted for the said purpose.
4. Post the matter for hearing on 29.10.2025 before the Bench comprising of Hon'ble Mr. Justice Surya Kant, Hon'ble Mr. Justice Dipankar Datta and Hon'ble Mr. Justice Ujjal Bhuyan.

C.A.No...../2025 @ SLP(C) No.12768/2024 (Item No.1.1)

1. Leave granted.
2. The appeal is partly allowed in terms of the signed order.
3. As a result, the pending interlocutory applications also stand disposed of.

C.A.No...../2025 @ SLP(C)D.No.37246/2022 (Item No.1.2)

1. Delay condoned.
2. Leave granted.
3. The appeal is partly allowed in terms of the signed order.
4. As a result, the pending interlocutory applications also

stand disposed of.

C.A.No...../2025 @ SLP(C)/2025 @ D.No.13357/2023 (Item No.1.3)

1. Delay condoned.
2. Leave granted.
3. The appeal is allowed in terms of the signed order.
4. As a result, the pending interlocutory applications also stand disposed of.

SLP (C)D.No.15266/2023 (Item No.1.4)

1. Heard learned counsel for the parties.
2. Delay condoned.
3. In view of the fact that Civil Appeal No.6955/2024, titled as "DDA vs. Ajit Singh Maan", filed against the same impugned judgment of the High Court, dated 08.08.2017, stands allowed by this Court vide judgment dated 17.05.2024 in Delhi Development Authority vs. Tejpal and Others, (2024) 7 SCC 433 (List E-2, Sl. No.202), the instant Special Leave Petition has been rendered infructuous and the same stands disposed of as such.
4. As a result, the pending interlocutory applications also stand disposed of.

C.A.No...../2025 @ SLP(C)D.No.15542/2023 (Item No.1.5)

1. Delay condoned.
2. Leave granted.
3. The appeal is partly allowed in terms of the signed order.
4. As a result, the pending interlocutory application, if any, also stand disposed of.

C.A.No...../2025 @ SLP(C)D.No.15550/2023 (Item No.1.6)

1. Delay condoned.
2. Leave granted.
3. The appeal is partly allowed in terms of the signed order.
4. As a result, the pending interlocutory application, if any, also stand disposed of.

C.A.No...../2025 @ SLP(C)D.No.15558/2023 (Item No.1.7)

1. Delay condoned.
2. Leave granted.
3. The appeal is partly allowed in terms of the signed order.
4. As a result, the pending interlocutory application, if any, also stand disposed of.

D. No.15734/2023 (Item NO.1.8)

1. As per the Office Report, service is not complete on respondent No.1.
2. Learned Senior Counsel for the petitioner - DDA undertakes to effect service upon the said respondent through dasti process.
3. The Registry is directed to tag SLP (C) Diary No. 13403/2024, titled "GNCTD vs. Northern India Plywoods Pvt. Ltd. and Ors." along with this case for the date fixed, i.e., 29.10.2025 before the Bench comprising of Hon'ble Mr. Justice Surya Kant, Hon'ble Mr. Justice Dipankar Datta and Hon'ble Mr. Justice Ujjal Bhuyan.

D. No.15805/2023 (Item NO.1.9)

1. Counsel for the respondents seeks and is granted two weeks' time to have instructions in the matter.
2. Post the matter for hearing on 29.10.2025 before the Bench comprising of Hon'ble Mr. Justice Surya Kant, Hon'ble Mr. Justice Dipankar Datta and Hon'ble Mr. Justice Ujjal Bhuyan.

Diary No.15812/2023 (Item No.1.10)

1. Learned counsel for the respondent(s) states that respondent no.1 and his wife both have passed away. He seeks six weeks' time to implead their legal representatives on record.
2. Post the matter on 29.10.2025.

Diary No.15815/2023 & Diary No.15816/2023 (Item Nos.1.11 & 1.12)

1. Delay condoned.

2. Leave granted.
3. The appeals are partly allowed in terms of the signed order.
4. All pending applications, if any, also stand disposed of.

Diary No.15819/2023 (Item No.1.13)

1. Delay condoned.
2. Leave granted.
3. The appeal is disposed of in terms of the signed order.
4. All pending applications, if any, also stand disposed of.

C.A.No...../2025 @ SLP(C)D.No.15864/2023 (Item No.1.14)

1. Delay condoned.
2. Leave granted.
3. The appeal is partly allowed in terms of the signed order.
4. As a result, the pending interlocutory applications also stand disposed of.

C.A.No...../2025 @ SLP(C)D.No.15893/2023 (Item No.1.15)

1. Delay condoned.
2. Leave granted.
3. The appeal is partly allowed in terms of the signed order.
4. As a result, the pending interlocutory application, if any, also stand disposed of.

Diary No(s). 17124/2023 (Item No. 1.16)

1. At the request of the learned counsel for the DDA, list on 29.10.2025.
2. Tag with Diary No. 35484/2023.

C.A.No...../2025 @ SLP(C)D.No.17829/2023 (Item No.1.17)

1. Delay condoned.
2. Leave granted.
3. The appeal is partly allowed in terms of the signed order.
4. As a result, the pending interlocutory application, if any, also stand disposed of.

C.A.No...../2025 @ SLP(C)D.No.17839/2023 (Item No.1.18)

1. Delay condoned.
2. Leave granted.
3. The appeal is partly allowed in terms of the signed order.
4. As a result, the pending interlocutory application stands disposed of.

C.A.No...../2025 @ SLP(C)D.No.18682/2023 (Item No.1.19)

1. Delay condoned.
2. Leave granted.
3. The appeal is partly allowed in terms of the signed order.
4. As a result, the pending interlocutory application, if any, also stand disposed of.

D.No. 19084/2023 (Item No.1.20)

1. Counsel for the petitioner states that respondent Nos.2 and 4 have passed away. She seeks and is granted four weeks' time to being the LRs. of the deceased respondents on record.
2. List on 29.10.2025 before the Bench comprising of Hon'ble Mr. Justice Surya Kant, Hon'ble Mr. Justice Dipankar Datta and Hon'ble Mr. Justice Ujjal Bhuyan.

D.No. 19215/2023 (Item No.1.21)

1. List on 29.10.2025 before the Bench comprising of Hon'ble Mr. Justice Surya Kant, Hon'ble Mr. Justice Dipankar Datta and Hon'ble Mr. Justice Ujjal Bhuyan.

Rest of the matters

List on 29.10.2025 before the Bench comprising of Hon'ble Mr. Justice Surya Kant, Hon'ble Mr. Justice Dipankar Datta and Hon'ble Mr. Justice Ujjal Bhuyan.

(SATISH KUMAR YADAV)	(ARJUN BISHT)	(NITIN TALREJA)	(PREETHI T.C.)
ADDL.REGISTRAR	AR-CUM-PS	AR-CUM-PS	ASST.REGISTRAR

(Signed orders in Item Nos.1.1 to 1.3, 1.5 to 1.7, 1.11 to 1.15 and 1.17 to 1.19 are placed on the file)